

148.0

0006

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

651,400 / 651,400

USE VALUE:

651,400 / 651,400

ASSESSED:

651,400 / 651,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		FARMER RD, ARLINGTON

Legal Description							User Acct
							97736
							GIS Ref
							GIS Ref
							Insp Date
							07/18/18

OWNERSHIP

Unit #:

Owner 1: BAILEY DOUGLAS M & JULIA W/ TRS	
Owner 2: DOUGLAS M BAILEY LIVING TRUST	
Owner 3:	
Street 1: 27 FARMER ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BAILEY DOUGLAS M & JULIA W -	
Owner 2: -	
Street 1: 27 FARMER ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1433 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5684		Sq. Ft.	Site		0	70.	0.99	8			Easemen	-5					392,697						392,700	

Total AC/HA: 0.13049	Total SF/SM: 5684	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 392,697	Spl Credit	Total: 392,700
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial	2H - 2 & 1/2 Sty	Full Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:														
Foundation: 2 - Conc. Block		3/4 Bath: 1	Rating: Average														
Frame: 1 - Wood		A 3QBth:	Rating:														
Prime Wall: 1 - Wood Shingle		1/2 Bath:	Rating:														
Sec Wall:		A HBth:	Rating:														
Roof Struct: 1 - Gable		OthrFix:	Rating:														
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES															
Color: GRAY		Kits: 1	Rating: Average														
View / Desir:		A Kits:	Rating:														
GENERAL INFORMATION		Fpl: 1	Rating: Average														
Grade: C - Average		WSFlue:	Rating:														
Year Blt: 1930		Location:															
Eff Yr Blt:		Total Units:															
Alt LUC:		Floor:															
Alt %:		% Own:															
Jurisdct:		Name:															
Const Mod:		DEPRECIATION															
Lump Sum Adj:		Phys Cond: AV - Average	31. %														
INTERIOR INFORMATION		Functional:	%														
Avg Ht/FL: STD		Economic:	%														
Prim Int Wal 2 - Plaster		Special:	%														
Sec Int Wall:		Override:	%														
Partition: T - Typical		Total:	31 %														
Prim Floors: 3 - Hardwood		CALC SUMMARY															
Sec Floors:		COMPARABLE SALES															
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price										
Subfloor:		Size Adj.: 1.35000002															
Bsmnt Gar: 1		Const Adj.: 0.98000199															
Electric: 3 - Typical		Adj \$ / SQ: 171.990															
Insulation: 2 - Typical		Other Features: 81015															
Int vs Ext: S		Grade Factor: 1.00															
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000															
Heat Type: 5 - Steam		NBHD Mod:															
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00															
% AC:		Adj Total: 374857		Juris. Factor:		Before Depr:	171.99										
Solar HW: Yes		Depreciation: 116206		Special Features: 0		Val/Su Net:	106.99										
% Sprinkled:		Depreciated Total: 258651		Final Total: 258700		Val/Su SzAd:	180.53										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 148.0-0006-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																